Document No. 316 Adopted at Meeting of 4/2/64

RESOLUTION APPROVING THE EARLY LAND DISPOSITION OF CASTLE SQUARE

WHEREAS, the Castle Square Section of the South End Urban Renewal Area was acquired by eminent domain on December 19, 1962 pursuant to a Temporary Loan Contract (Early Land Acquisition) executed with the Federal Government and following the required consents to Early Land Acquisition granted by the Mayor, the City Council and the State Housing Board; and

WHEREAS, demolition in said area has proceeded to the point where construction can begin in the near future; and

WHEREAS, Parcel 1 in said Castle Square Area is to be used for the construction of middle income relocation housing under Section 221(d) (3) of the National Housing Act as amended, with preference given to persons displaced from urban renewal projects; and

WHEREAS, Parcel 2 of said area is to be used for the construction of low rent public housing for the elderly pursuant to the provisions of the United States Housing Act of 1937 as amended; and

WHEREAS, Parcel 3 in said area is to be used for commercial and/or industrial development, with preference given to commercial occupants displaced from urban renewal projects; and

WHEREAS, Parcels 4 and 5 in said area are to be used for institutional or church uses ancillary to the Holy Trinity Church located in Castle Square; and

WHEREAS, Parcel 6 in said area is composed of areas to be devoted to pedestrian walks, park areas, drives and parking areas for the use of residents in the residential developments; and

WHEREAS, there has been presented to this meeting of the Authority a set of Land Use Provisions, Planning Objectives and Other Requirements for the Development of Castle Square which provisions, objectives, and requirements are intended to be included in the Urban Renewal Plan for the South End Area upon its approval and adoption; and

WHEREAS, it is desirable and in the public interest that the Authority be able to dispose of said Parcels 1, 2, 3, 4, 5, & 6 prior to the approval and adoption of the Urban Renewal Plan for the South End Area as a whole.



NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

- 1. That the disposition of Parcels 1, 2, 3, 4, 5, & 6 in the Castle Square Area prior to the approval and adoption of the Urban Renewal Plan for the South End Area as a whole is hereby approved.
- 2. That the Land Use Provisions, Planning Objectives and Other Requirements for the Development of Castle Square, which are intended to be included in the Urban Renewal Plan for the South End Area as a whole, are based on a local survey and conform to the general and comprehensive plan of the locality as a whole.
- 3. That the Chairman is hereby authorized to request the approval and consent of the Mayor, the City Council, the State Housing Board, and the State Division of Urban and Industrial Renewal to such disposition.
- 4. That the Development Administrator is hereby authorized to file a request with the HHFA for a waiver to the Temporary Loan Contract (Early Land Acquisition) in order to permit said disposition of Parcels 1, 2, 3, 4, 5, & 6 in the Castle Square Area.

Rev: 1/31/64

EXHIBIT D

LAND USE PROVISIONS, PLANNING OBJECTIVES

AND OTHER REQUIREMENTS

FOR THE DEVELOPMENT OF CASTLE SQUARE

PARCEL 1

The principal use of this parcel shall be housing to be constructed under the provisions and spirit of Section 221(d)(3) of the Federal program for housing moderate income families displaced by governmental action. It shall meet the rent and dwelling unit distribution provided herein. Approximately 500 units of 221(d)(3) housing shall be provided and local shopping may be provided at ground level.

MAJOR DESIGN OBJECTIVES

- 1. The development shall be compatible with existing row housing in the South End and shall be related to the community of which it is a part. High rise buildings shall be designed with a respect for the human scale of the original South End community.
- A maximum number of the larger size dwelling units shall have access to private outdoor space either on the ground or on balconies.
 - 3. Adequate recreation areas for small children and landscaped sitting areas for adults for use of residents shall be provided.
 - 4. Convenient vehicular access shall be provided to the housing. The number of curb cuts in Tremont Street, Dover Street, and Shawmut Avenue shall be held to a minimum.
 - 5. Local shopping shall be designed to produce an attractive street facing both Tremont Street and the new housing on the interior of the parcel. Use of arcades and small shopping courts is encouraged. Roof of the shopping space shall be attractive to the view and should be made available to the residents for appropriate recreational use.

6. Any parking structure shall be designed to be compatible with other buildings on the parcel.

LAND USE CONTROLS

Permitted Uses

Housing and related public and semi-public uses including parking. Local shopping and related uses may be developed along Tremont Street including parking.

Number, Size and Distribution of Units

Approximately 500 units of 221(d)(3) housing units shall be provided. No more than 300 of these units may be in elevator structures. The exact number, size and distribution of dwelling units shall be submitted to the BRA for approval.

Height and Building Type

Housing along Tremont Street may be provided in elevator buildings, a maximum of seven stories high. The balance of the 221(d)(3) housing units must be in buildings two to four stories high. These must provide a maximum number of individual entries to units.

The local shopping space shall be one story high and integrated with the housing along Tremont Street

Any parking structure shall be no more than three stories high (30 feet from grade to top parking level).

Setback

The setback along Dover Street shall be 20 feet from the public right-of-way. The setback from Shawmut Avenue/Tremont Street and Herald Street may be zero, except that in order to prevent traffic hazards the Boston Redevelopment Authority, in its review of development proposals, may require a minimum setback at traffic intersections which setback shall be defined as a triangle with sides of 20 feet along each intersecting street.

Signs

Signs shall be suitably integrated with the architectural design of the commercial structures which they identify. No sign shall project above the roof of the commercial structure. No flashing or animated signs shall be permitted. The amount of surface for fixed signs and advertising shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of commercial use. The size, design, location and number of signs must be specified in all redevelopment proposals and approved by the Authority.

as I was from

Parking

Minimum on-the-ground parking for the 221(d)(3) housing of one car for every two units shall be provided by the BRA. The balance of parking spaces for this housing to provide one space for each unit shall be the responsibility of the developer and may be in a parking structure. In addition to the parking for the housing, 3 square feet of parking space shall be provided for each 1 square foot of commercial space. Parking required for commercial uses may be provided in public parking spaces not required to meet the parking requirements for housing units or in a parking structure. Additional parking spaces for commercial, industrial and institutiona use may be provided in a parking structure within the limitation of height permitted.

Easements

An easement for existing utilities in the right-of-way of existing Compton Street shall be maintained. Easements for utilities shall be provided by the developer for new utility lines. Electric power and telephone distribution shall be underground. Easements shall be checked and accepted by the Public Works Department.

Design Review

Site plans, plans and elevations of buildings and building specifications plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

Development

The developer shall undertake the development of Parcel 1 under a single mortgage utilizing the provisions of Section 221 (d)(3).

The developer shall devote not less than 1% of construction costs to provide street furniture, sculpture, pools or other physical amenities to enhance the development.

PARCEL 2

The principal use of this parcel shall be housing for the elderly to be constucted by the Boston Housing Authority. Approximately 100 units shall be provided.

MAJOR DESIGN OBJECTIVES

- 1. The development shall be compatible with existing row housing in the South End and shall be related to the community of which it is a part. High rise buildings shall be designed with a respect for the human scale of the original South End community, and shall be coordinated with the design of other high rise buildings to be built in Castle Square.
- 2. Recreation and landscaped sitting areas for use of residents shall be provided.
- 3. Convenient vehicular access shall be provided to the housing.

LAND USE CONTROLS

Permitted Uses

Housing and related public and semi-public uses. No parking on the site shall be permitted.

Number, Size and Distribution of Units

Approximately 100 units of housing shall be provided.

Height and Building Type

Housing on the site shall be provided in elevator buildings, a maximum of seven stories high.

Signs

The size, design, location and number of any sign must be approved by the Authority.

Parking

Off-site parking areas adjacent to the parcel shall be publicly provided.

Easements

Easements for utilities shall be provided by the developer for new utility lines. Electric power and telephone distribution shall be underground. Easements shall be checked and accepted by the Public Works Department.

Easements for public passage under the buildings shall be provided by the developer.

Design Review

Site plans, plans and elevations of buildings and building specifications plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

PARCEL 3

The principal use of this parcel shall be light manufacturing. This use shall be in keeping with the location of this site within the heart of the City. Manufacturing processes should be restricted to those that are relatively noiseless, odorless and smokeless.

The Major Design Objectives

I. ARCHITECTURAL UNITY

It is highly desirable that all new structures constructed on this site achieve a high level of architectural unity. This may be accomplished through the use of similar materials, roof heights, roof profiles, scale of openings, treatment of details, etc.

2. PARKING

It is desirable to locate all parking and loading at an internal site location so that large open expanses of parking and pavement are not visible from the public right-of-way. This is particularly important on Shawmut Avenue.

3. ROOFS

Roofs shall be organized so that all vents and chimneys and any other projections are architecturally organized and detailed so that they will provide an attractive appearance when viewed from pedestrian level along the public right-of-way and from windows of high buildings in the vicinity.

4. LANDSCAPING

Trees and plant material shall be added to the site in appropriate areas and appropriate amounts. This is particularly important in the areas along Shawmut Avenue and those adjacent to the church parcels. Planting and attractive fencing shall be provided to screen parking areas from the view of adjacent housing and church sites.

5. NIGHT LIGHTING

Lighting shall be provided to insure the safety of those using the parking lots and pedestrian paths within the parcel.

Lighting fixtures shall be shielded to prevent glare to motorists and pedestrians. All fixtures shall be in architectural harmony with the new buildings constructed on the site.

6. HANDICAPPED PEOPLE

All new buildings in this parcel should be designed, insofar as feasible, so that persons in wheel chairs may enter and leave and travel about the buildings in a reasonable manner without undue obstructions. It is desirable that appropriate entrances and exits for such persons be constructed on all major frontages.

AND USE CONTROLS

Permitted Uses,

Light manufacturing, storage (enclosed) and distributive uses, retail except automobile, trailer or scrap; eating and drinking establishments; places of entertainment; offices; related off-street parking and loading.

Height and Building Type

Buildings shall be designed to be compatible with the adjacent housing and church structures, and landscaping shall be provided.

Setback

None required on Herald Street, Dover Street or Shawmut Avenue except that, in order to prevent traffic hazards, the BRA in its review of development proposals may require a minimum setback at raffic intersections, which setback shall be defined as a triangle with sides of 20 feet along each intersecting street. A 161 setback is required from the Washington Street right-of-way. Maximum floor area ratio: 6.0.

Signs

Signs shall be restricted to non-flashing and non-animated types, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project above the roof of the structure on which it is mounted. No sign shall project beyond the face of the building more than 24 inches. Sign surface shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of the first two floors in that occupancy of the structure. The size, design, location, and number of signs must be specified in all Redevelopment proposals and approved by the Authority.

Off-Street Parking

One on-site space for each five employees of industrial and commercial uses. Additional one square foot for each square foot of floor space for retail use or one space for every five persons served at any one time in eating establishments.

Off-Street Loading

All loading bays must be constructed so that no on-street maneuvering is necessary. Access to loading bays shall be limited to Washington Street and Herald Street. Loading bays shall be provided as required by the applicable zoning ordinance.

Basements

An easement for existing utilities in the right-of-way of existing Compton Street shall be maintained.

Development

The developer shall devote not less than 1% of construction costs to provide street furniture, sculpture, pools, landscaping, or other physical amenities to enhance the development.

Design Review

Site plans, plans and elevations of buildings and building specifications plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

PARCELS 4 & 5

The principal use of these parcels shall be institutional. It is expected that they shall be devoted to purposes ancillary to the Holy Trinity Church on Shawmut Avenue.

The Major Design Objectives

1. ARCHITECTURAL UNITY

It is highly desirable that all new structures constructed on these sites achieve a high level of architectural unity with the Holy Trinity Church. This may be accomplished through the use of similar materials, roof heights, roof profiles, scale of openings, treatment of details, etc.

2. PARKING

It is desirable to locate all parking at an internal site location so that large open expanses of parking and pavement are not visible from the public right-of-way. This is particularly important on Shawmut Avenue.

3. ROOFS

Roofs shall be organized so that all vents and chimneys and any other projections are architecturally organized and detailed so that they will provide an attractive appearance when viewed from pedestrian level along the public right-of-way and from windows of high buildings in the vicinity.

4. LANDSCAPING

Trees and plant material shall be added to the sites in appropriate areas and appropriate amounts. This is particularly important in the areas along Shawmut Avenue. Planting and attractive fencing shall be provided to screen parking areas from the view of nearby housing developments.

5. NIGHT LIGHTING

Lighting shall be provided to insure the safety of those using any parking lots or pedestrian paths within

the parcel. Lighting fixtures shall be shielded to prevent glare to motorists and pedestrians. All fixtures shall be in architectural harmony with the new buildings constructed on the sites.

6. HANDICAPPED PEOPLE

All new buildings in these parcels should be designed, insofar as feasible, so that persons in wheel chairs may enter and leave and travel about the buildings in a reasonable manner without undue obstructions. It is desirable that appropriate entrances and exits for such persons be constructed on all major frontages.

LAND USE CONTROLS

Permitted Uses

Institutional and church uses, and uses ancillary thereto; related off-street parking.

Height and Building Type

Buildings shall be designed to be compatible with the nearby housing and church structures, and landscaping shall be provided. Maximum floor area ratio: 6.0.

Setback

None required, except that, in order to prevent traffic hazards, the BRA in its review of development proposals may require a minimum setback at traffic intersections, which setback shall be defined as a triangle with sides of 20 feet along each intersecting street.

Signs

The size, design and location of any signs must be approved by the Authority.

Development

The developer shall devote not less than 1% of construction costs to provide street furniture, sculpture, pools, land-scaping, or other physical amenities to enhance the development.

Design Review

Site plans, plans and elevations of buildings and building specifications, and plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

PARCEL 6

The principal use of this parcel shall be public walks, park areas, drives and parking areas.

Major Design Objectives

- All open areas shall be attractively landscaped to provide a pleasing environment for the residents of Parcels 1 and 2.
- 2. Adequate recreation areas for small children and sitting areas for adults shall be provided.
- 3. Paving and landscaping shall be designed to be compatible with paving and landscaping provided on Parcels 1 and 2.
- 4. All open areas shall be suitably lighted at night for the comfort and safety of the public.

LAND USE CONTROLS

Permitted Uses

Pedestrian Walks; park areas; drives and parking areas.

Parking

Parking shall be restricted to the use of residents of Parcels 1 and 2.

Signs

The size, design and location of any sign must be approved by the Authority.

Easements

An easement for existing utilities in Compton Street shall be maintained.

Design Review

Plans and specifications for paving, landscaping, and all other improvements shall be subject to design review and approval of the Boston Redevelopment Authority.

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: CASTLE SQUARE

On February 7, the Authority approved City Redevelopment Corporation as developer of Parcel 1 (the residential area in Castle Square) and also tentatively designated City Redevelopment Corporation as developer of Parcel 3 (the commercial/industrial area of Castle Square) subject to the submission of an acceptable development proposal for said Parcel 3.

As the plans submitted to you at that time indicated, Parcel 2 of the Castle Square area will be sold to the Boston Housing Authority for construction of approximately 100 Housing for the Elderly units, which development will be both functionally and structurally integrated with the 221(d)(3) project on Parcel 1.

Parcels 4 and 5 of the Castle Square Area have been designated as sites for expansion of the Holy Trinity Church located on Shawmut Avenue. It is expected that these parcels which lie on each side of the church will be used for a parish house, a community center and other such uses ancillary to the main church structure.

Parcel 6 in the Castle Square area is composed of areas to be devoted to pedestrian paths, park—areas, drives and parking areas for the use of occupants of the residential developments on Parcels 1 and 2. It is expected that these areas will be developed by the appropriate City agencies.

Demolition in Castle Square has proceeded to the point where construction in the near future is feasible, and City Redevelopment Corporation has assured me that it will be in a position to start construction in Castle Square in the early Fall. The Boston Housing Authority, using the same architect, hopes to follow a similar schedule. Construction of the church facilities and the public park and parking areas, both of which will provide needed amenities and services for the occupants of the residential development, should also be begun in the near future.

Early construction of these relocation housing units will meet the current strong demand for low and middle income housing for the relocation of families and elderly persons displaced from Urban Renewal Projects throughout the City and will provide a much needed relocation resource for these projects.

Since the Urban Renewal Plan for the South End as a whole is not scheduled to be completed until late this year, I believe it would be in the public interest to dispose of these parcels in Castle Square following the so-called Early Land Disposition procedure used in the Government Center. Such a procedure requires the consent of the Mayor, City Council, the State Housing Board and Division of Urban and Industrial Renewal and the HHFA. The HHFA has given me every indication it will approve the Early Land Disposition of areas to be used for relocation housing, and I believe it would also consent to the Early Land Disposition of Parcels 3, 4, 5 and 6, which are related so closely to the housing sites.

Disposition documents relating to the industrial portion of Castle Square and the Housing for the Elderly site are currently being prepared and will be submitted to you at an early date for your approval. Meanwhile, I believe we should initiate the necessary steps to permit us to dispose of the Castle Square area at the appropriate time.

A suggested resolution of the Authority is attached.

